

**CITY OF RENTON**

DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
HEARING EXAMINER DECISION, EXHIBITS

Project Name: MeadowVue Preliminary Plat		Project Number: LUA17-000106, ECF, MOD, PP	
Date of Hearing 05/09/17	Staff Contact Alex Morganroth Associate Planner	Project Contact/Applicant Patrick Danner D.R. Horton	Project Location 13833 156th Ave SE, Renton WA 98058

The following exhibits were admitted during the hearing:

Exhibits 1-29: Hearing Examiner Staff Report and Exhibits

Exhibit 30: City of Renton PowerPoint

Exhibit 31: Google Maps: <https://www.google.com/maps?hl=en&tab=wl>

Exhibit 32: City of Renton maps and GIS data:
<http://rp.rentonwa.gov/SilverlightPublic/Viewer.html?Viewer=COR-Maps>

Exhibit 33: Donnelly Exhibits

- a) Email and handwritten statement, 4/28/17
- b) Letter response from Attorney General, Ecology Division, 5/3/17
- c) Newspaper letter to the editor, Renton Reporter, 3/24/17
- d) Photographs, undated

MeadowVue Preliminary Plat

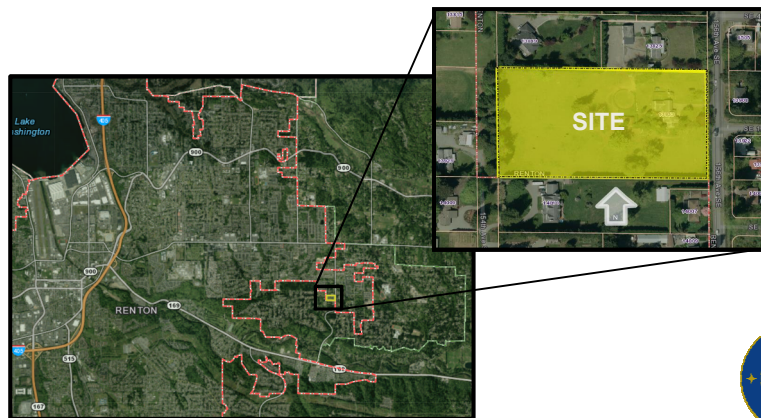
File LUA17-000106, ECF, PP, MOD

Hearing Examiner Public Hearing
Alex Morganroth, Associate Planner
May 9, 2017



Location

- 13833 156th Avenue SE
- Located on the west side of 156th Avenue SE between SE 2nd Place and SE 142nd Place.

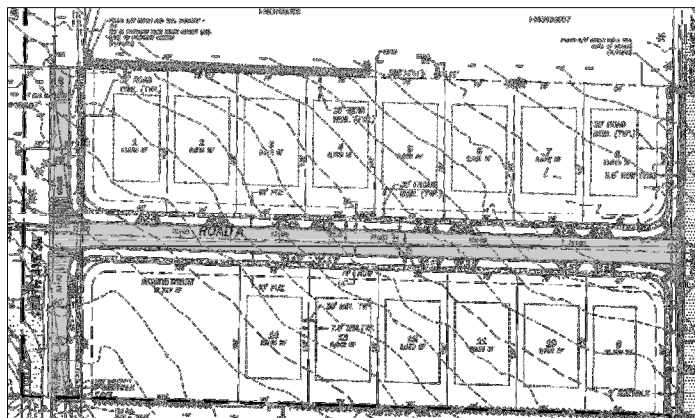


Site Characteristics



Project Proposal

- 14 lots at a net density of 3.73 du/ac
- Lots sizes: 9,633 to 11,313 sq. ft.
- Storm tract in SW corner of site - 21,737 sq. ft.



Approvals Requested

- The application was accepted for review on February 23, 2017 and determined the application complete on March 9, 2017.
- Staff received four written public comments. Public comments primarily included concerns regarding drainage and traffic impacts.
- Staff received no agency comments.
- On April 10, 2017 the ERC issued a DNS-M with two mitigation measures. An appeal period commenced on April 14, 2017 and ended on April 28, 2017. No appeals of the threshold determination have been filed.



Analysis

Comprehensive Plan Compliance and Consistency

The proposal complies with the City's Comprehensive Plan objectives and policies if all recommended conditions of approval are complied with.



Zoning Development Standard Compliance and Consistency

The proposal has demonstrated compliance with most development standards of the R-4 zoning classification if all recommended conditions of approval are complied with.



Critical Area Compliance and Consistency

According to the submitted reports, no critical areas were identified on the project site.



Community Asset Compliance and Consistency

The proposal is compliant with the Community Asset regulations if all recommended conditions of approval are complied with.



Analysis cont'd

Subdivision Regulation Compliance and Consistency

The proposal is compliant with the review criteria for the subdivisions pursuant to Chapter 4-7 RMC if all recommended conditions of approval are complied with.



Availability and Impact on Public Services

Police and Fire Prevention have indicated that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees.



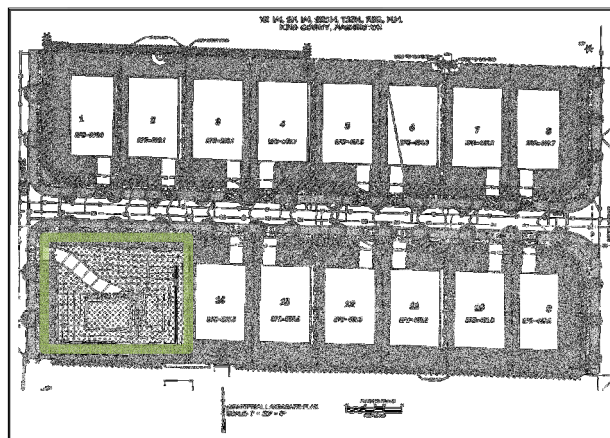
It is anticipated that the Renton School District can accommodate any additional students generated by this proposal.

There are safe walking routes to the schools and/or the school bus stops.

The site is served by the City of Renton sewer and King County Water District 90 water.



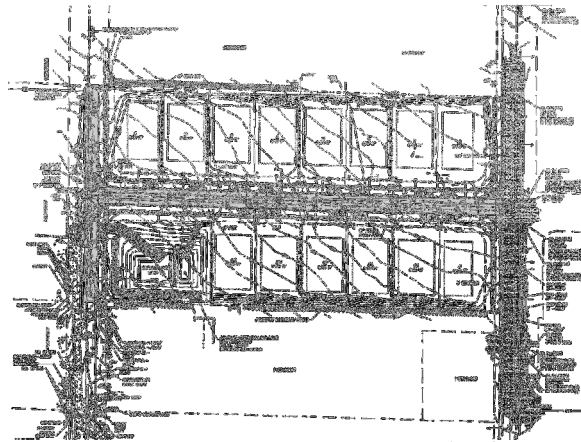
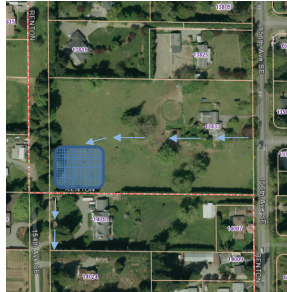
Landscaping Analysis



- Staff recommends the provision of a fifteen foot (15') landscaped area around the entire detention pond in the Storm Tract.
- Staff recommends compliance with the minimum tree density requirements on all lots.
- Staff recommends a minimum of ten feet (10') of on-site landscaping along all public street frontages.

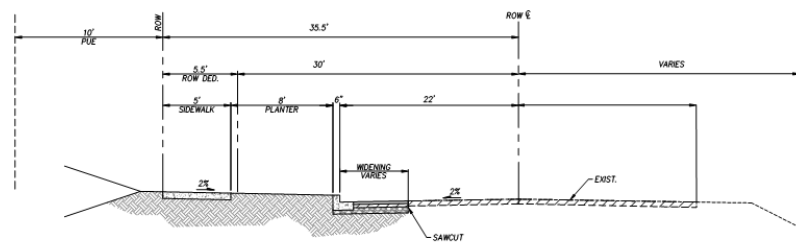


Drainage Analysis



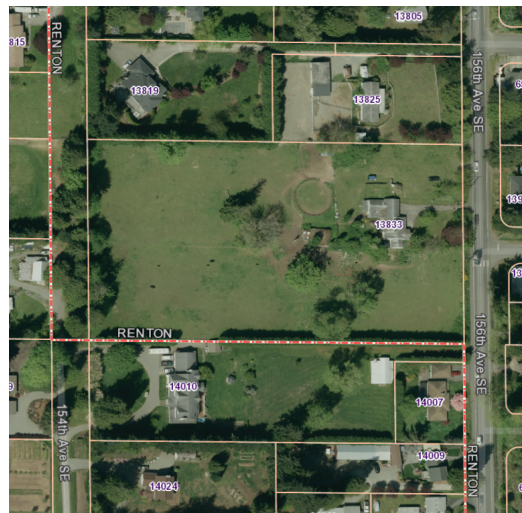
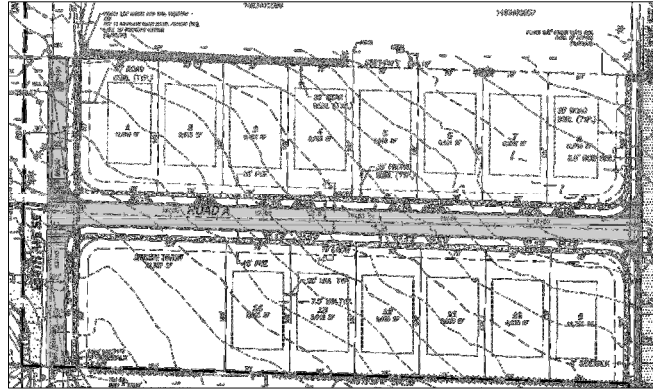
Street Modification

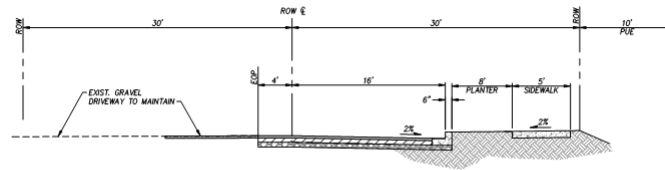
- 156th Ave SE (Minor Arterial)



Recommendation

- Staff recommends approval of the **MeadowVue Preliminary Plat and Modification**, File No. LUA17-000106, ECF, PP, MOD, as depicted in Exhibit 2, subject to 8 conditions of approval.





154TH AVENUE SE
NOT TO SCALE

Type III Barrier



EXHIBIT 33.a

From: Claudia Donnelly <thedonnellys@oo.net>
Subject: Fwd: MeadowVue -- an addition
Date: April 28, 2017 at 9:04 AM
To:

Begin forwarded message:

From: Claudia Donnelly <thedonnellys@oo.net>
Subject: Re: MeadowVue -- an addition
Date: April 16, 2017 at 9:48:31 AM PDT
To: Mr. [redacted] <[redacted]@centurylink.net>, clive5@msn.com, norie48@comcast.net
Cc: Reagan Dunn <reagan.dunn@kingcounty.gov>

An Addition

If you want to see some other Renton developments where trees were supposed to be saved, look at Piper's Bluff — across from Hazen High School, Marten's Ranch and Windstone. In addition, when Piper's Bluff was being developed, the detention pond broke 3 different times and spilled muddy water into a wetlands next door and Honey Creek. Mayor Law, at a subsequent City Council Meeting, said that the city made some mistakes at Piper's Bluff. I would talk to Councilman Dunn about what he can do to help you protect your property.

Claudia

On Apr 16, 2017, at 9:30 AM, Claudia Donnelly <thedonnellys@oo.net> wrote:

Happy Easter

I hope you don't mind me sending you this note. I have lived in my present house — near May Creek for 30 years in May and in this area since 1957 — I grew up on 156th closer to the fire station. I have seen what Renton allows and want to give you this warning. I would be happy to meet with you to talk about this — if you want.

1 The SEPA document states that all of the trees — minus 9 to be saved — will be gone. Don't believe it. Once clearing starts, all of the trees will be gone. And the developer won't be fined or held accountable. Renton doesn't like fining developers. Take a look at the development at the bottom of 156th. There used to be fir trees where the detention pond is now located — do you see any trees where the homes are being constructed? No. I am planning on attending the hearing and will bring some pictures of what Renton allows.

2 You might be concerned about storm water runoff from the development. I live below a development named Windstone on 148th. In August 2004, the detention pond broke and sent yellow muddy water to May Creek via Greenes Stream. That's what I was told by a Renton planner. In December 2004, we had a lot of rain — so much so that the developer was using a sprinkling system to disperse the water. Again, I had yellow water coming down — there was even a building inspector on site and he didn't stop it. I got 4 bottles — filled them up and drove to Dept. of Ecology in Bellevue. The people there were appalled by what Renton allowed. By 1 pm, an inspector was out here and stopped the flow. He also determined that the turbidity level in the detention pond was higher than permitted. DOE's phone number is: 425-649-7000.

3 Renton says no construction on Sundays — yet it happens. You will have to call several times 253-852-2121 before an officer will come out to stop it — and again, no accountability. Many of you will have to call to get action.

4 The SEPA document is a legal document. If you see (after construction has started) no silt fences up or dirt/water damage on your road, call DOE as they have a department that deals with SEPA documents not being enforced. Also, you will need to make sure that the developer has an NPDES permit — Renton officials say they have to have it — but sometimes the developer doesn't get it and again no accountability. You can call DOE and they can tell if the developer has one.

5. The developers I've seen don't like to put up silt fences and they don't care if developers spill mud on other people's property. I've been told about it by at least 2 people. Again no consequences if they don't — call DOE.

Let me know if you have any questions. My phone number is 425-255-4340.

Claudia Donnelly

No NPDES mentioned as being required.

Last, but not least, Renton doesn't care if developers clearing property without having proper clearing/grading permits. I saw this when Stonegate was built. No permits & again, no accountability.

EXHIBIT 33.b



Bob Ferguson
ATTORNEY GENERAL OF WASHINGTON
Ecology Division
PO Box 40117 • Olympia WA 98504-0117 • (360) 586-6770

May 3, 2017

Claudia Donnelly

Response via email:
thedonnellys@oo.net

RE: Your Correspondence to the Attorney General's Office dated April 24, 2017

Dear Ms. Donnelly:

I am in receipt of your correspondence referenced above. In your correspondence, you ask whether a SEPA document issued by a local government is a legal document and what happens if the local government does not enforce it. I have been asked to respond.

In general, SEPA documents such as an Environmental Impact Statement (EIS) or Mitigated Determination of Non-Significance (MDNS) are not directly enforceable. Rather, they provide information to decision makers. Their purpose is to identify the environmental impacts of a proposal and potential mitigation measures that may reduce those impacts.

To be legally enforceable, mitigation measures identified in an EIS or MDNS must be incorporated into a permit issued to the project proponent. Typically, mitigation measures are incorporated into a land-use permit such as a shoreline substantial development permit or critical areas permit.

If a developer fails to abide by the conditions of an applicable permit, the local government may choose to take enforcement action. Such enforcement action may include a cease and desist order, penalty, or stop work order. Local governments have wide discretion to decide whether to take enforcement action and to determine the type of enforcement. Instead of formal enforcement, local governments may choose to work with the developer to try to obtain voluntary resolution of the violation.

In your correspondence, you allege that the City of Renton has in the past failed to enforce required mitigation conditions. If that is the case, you may wish to consult an attorney to advise

ATTORNEY GENERAL OF WASHINGTON

Claudia Donnelly

May 3, 2017

Page 2

you of your legal options. Please be advised that the function of our office is to represent state agencies rather than private persons, and as such, I cannot give you legal advice.

I hope this information is useful to you. If you have additional questions, please do not hesitate to contact us.

Sincerely,



THOMAS J. YOUNG
Senior Counsel

TJY:CAC

Letters to the Editor

Main South will be a project

city of Renton we adopted sit's planning gy, a new option onsidered. The streets must be r only trains, des and emer- les. Planning ction may take and be costly. 30 years, every- pleased.

I am so thankful to have gotten paired up with Robyn and I plan to keep in touch with her. Thank you so much Robyn.

Melanie Wood

Concern about development

How much monitoring and oversight will the administration accept responsibility for regarding the proposed development of the 200 Mill Avenue South site? Will they wash their hands of the project once the site is sold? There will be SEPA/Shoreline reviews. Will they take public input seriously?

The city reached an agreement with Winson, an investment company with offices in Bellevue. Their proposal in part, is to dig a 340 stall underground parking area. This site, which borders Liberty Park and the Cedar River, is on

top of zone one of Renton's aquifer, our main water supply. Could contaminants threaten the aquifer, and the run-off from parking contaminate the river? Shown in the recent published illustration are two 10-11 storey high-rises plus several other structures. The type and concentration of buildings seem inappropriate for this area? The illustration creates an idealized view, and does not adequately or truly represent the impact of this level of development in this location. The city has advocated for and documented the benefits of retaining mature trees in a development. There are 30 plus red oak trees along Main Avenue South and Houser Way. Will the city be true to their philosophy and retain as many of these as possible? Alarm and concern might be inappropriate this early in the process?

Will we be asked to endure the consequences of the cities hands-off approach and inability to hear the resident's voices again?

**Nikki Robinson
Renton**

New director discusses CISR's role in community

All students can learn and achieve at high levels if they are given the opportunity and the support they need. This belief is the foundation to the mission of Communities in Schools of Renton (CISR), which I am so honored to be a part of. As the new Executive Director, I know I am part of something really special in the Renton community where I have lived for the past 18 years a very generous community dedicated to supporting our youth.

I have a passion for equity and am committed to working toward fairness and opportunities for all. I look forward to utilizing my 12 years of non-profit leadership experience serving youth and families along with my Master's in Education with an emphasis in Transformational Leadership to help build the next generation of CISR.

I'd like to share a

little about what we do at CISR. We are part of the nation's leading dropout prevention organization. We work in 8 Renton School District elementary schools, the 3 middle schools and Renton High School coordinating a comprehensive range of services to address the academic and non-academic needs of at-risk, economically disadvantaged students

so they come to school ready to learn. Many of the students we serve are facing significant challenges both inside and outside of the classroom as 90% of them

live in poverty.

This past month with my new team, I've been thinking a lot about what can be and how we can deliver even more powerful results for our youth. At our Annual Benefit Dinner a couple weeks ago, I shared that through a collaborative development, we will build a bridge from the present to the future.

There are 3 interrelated areas which will guide

our efforts.

The first be community engage will increase t community av involvement a cacy to streng collective imp our communi

The second development, be an intentio focused on in awareness of ties and taking, engage and cu individuals and who share our this work.

Finally, we operational al alignment in best support t student popul the communil being nimble to our service model. Focusi 3 areas, will r impact expan- mulating strai this vision int by acting toge and powerful have more of impact for ou If you'd like more or just t love to hear fi jgreene@rent 425.430.6656.



COMMENTARY
Jaime Greene

ne ving at rgh High

ote: This letter the Renton Commerce awarded to the

n, pleasure of yn at Lindbergh d and got to class periods. It experience! ing Robyn in both commuted ue and then I a tour of the tore. I was able ny role with the Direct team and w I help bring olutions directly iness and school yond what tionally think of

Renton Worship Directory

New Beginnings Christian Fellowship

8:00am & 11:00am
www.thenbcf.org
 19300 108th Ave. SE
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Notice of public hearings and comment period on state shoreline rules

The Department of Ecology proposes to adopt amendments related to the implementation of the Shoreline Management Act (RCW 90.58), specifically: Chapters 173-18, 173-20, 173-22, 173-26 and 173-27

...obitua

Sandra Oja

Sandy Oja, born November Burlington, Vermont, passed a 2017 after a long illness.

While at Oregon State U met the love of her life, Da married for 58 years befo in December 2011. For



EXHIBIT 33.d

